

Percival Road, Enfield

Under Offer (SSTC) Offers in excess of £500,000 (Freehold)





This period-style three-bedroom home on Percival Road offers a perfect combination of space, charm, and future potential, ideally located for easy commuting and access to local amenities.

This charming period-style property on Percival Road, Enfield, offers an ideal blend of space, comfort, and potential for future development. Located just 0.6 miles from Bush Hill Park Railway Station, it's perfectly positioned for commuters, with access to central London in under 40 minutes.

The home features a welcoming inner hallway with laminate wood flooring that leads to a spacious through lounge, offering plenty of natural light through double-glazed windows at both ends. The lounge also includes a gas fireplace, two fitted storage cupboards, and access to the kitchen. The well-equipped kitchen includes a washing machine, integrated dishwasher, electric hob, and extractor fan. The back door leads to a lean-to, perfect for additional storage and housing laundry appliances.

Upstairs, the first-floor landing provides access to two generous bedrooms and a family bathroom. Bedroom one faces the front, with ample space and a large window. Bedroom two is equally spacious and overlooks the rear garden. The bathroom is modern, with a bath and walk-in shower.

On the second floor, bedroom three is a standout feature. With underfloor heating, Velux windows, and an en-suite bathroom, this room provides a serene retreat. The en-suite offers a walk-in shower, along with underfloor heating for added comfort.

Outside, the rear garden offers a mix of paved patio areas and lawn, perfect for outdoor entertaining. There's also a shed for extra storage. The front garden features pebble borders, adding to the home's curb appeal.

Located near local amenities, the property is within easy reach of schools, shops, and parks. The nearby Bush Hill Park station offers quick access to the city, while the local area provides a variety of shops, cafes, and leisure options. With its potential for further development (STPP), this home is ideal for growing families or those seeking additional space.

Local Authority: Enfield Council Tax Band: D

Inner Hallway

Laminate wood flooring, stairs to first floor landing, doors to lounge.

Lounge/Dinning Room

Laminate wood flooring, uPVC double glazed windows to front and rear aspects, radiator, gas fireplace with surround, shelving, two fitted storage cupboards, understairs storage cupboard, further cupboard housing: electric meter and fuse box, access to kitchen.

Kitchen

Lino flooring, uPVC double glazed window to rear aspect, radiator, eye and base level units, part tiled walls, cupboard housing 'Worcester' boiler, fitted electric oven, fitted electric hob with extractor over, integrated dishwasher, door leading to lean-to.

Utility Room/Lean-to

Lino flooring, plumbed for washing machine and dryer, door leading to rear garden.

First Floor Landing

Part carpet, part wood flooring, stairs to second floor landing, doors to bedrooms one and two, door to bathroom.

Bedroom 2

Laminate wood flooring, uPVC double glazed window to front aspect, radiator.

Bedroom 3

Laminate wood flooring, double glazed window to rear aspect, radiator.

Bathroom

Tiled flooring, part tiled walls, heated towel rail, frosted uPVC double glazed window to rear aspect, low level WC, paneled bath with mixer tap, walk-in shower cubicle with mains fed shower, wash hand basin with mixer tap and storage under.

Second Floor Landing

Laminate wood flooring, uPVC double glazed window to rear aspect, door to bedroom three.









Bedroom 1

Laminate wood flooring (with underfloor heating), uPVC double glazed window to rear aspect, Velux window to front aspect, spotlights to ceiling, radiator, door to en-suite.

En-suite

Tiled flooring (with underfloor heating), part tiled walls, double glazed window to front aspect, radiator, low level WC, wash hand basin with mixer tap and storage under, heated towel rail, walk-in shower cubicle with mains fed shower, spotlights to ceiling, extractor fan.

Rear Garden

Part paved patio area, part laid to lawn, outside tap, shrub borders, timber-built shed, further paved area to rear.

Front Garden

Decking boards, stone pebble borders, gas meter box.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

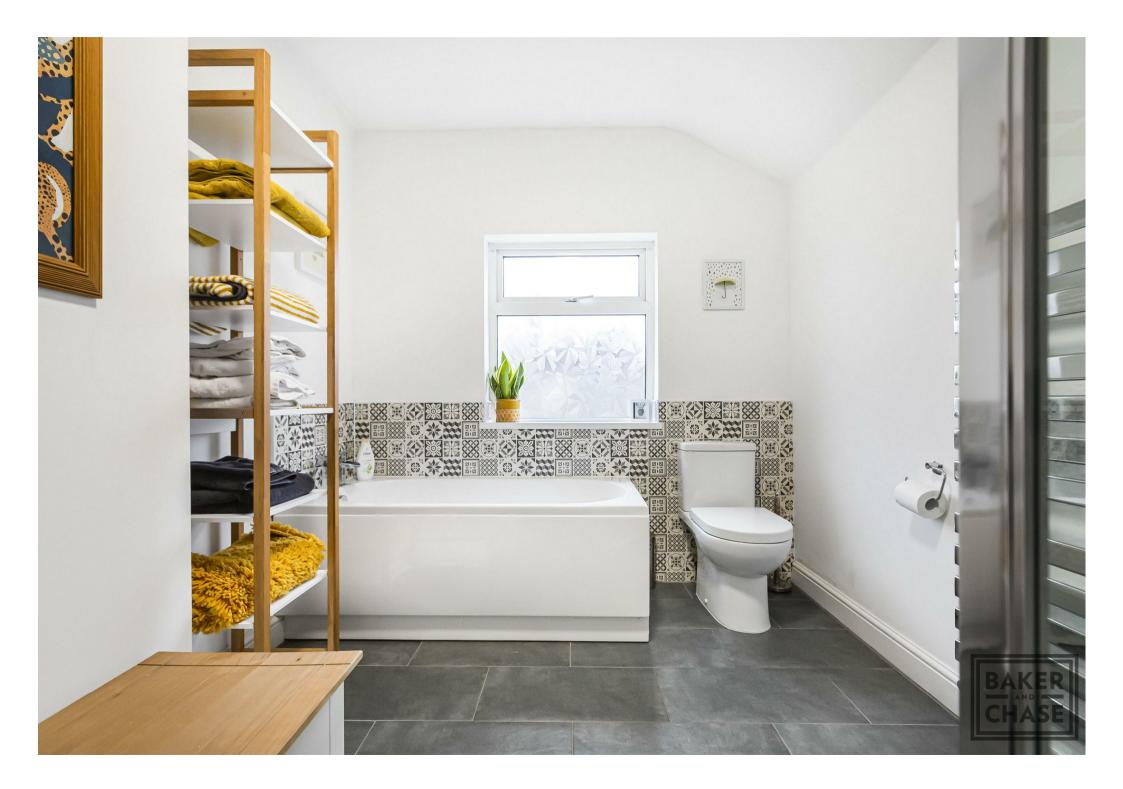
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will















be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc)The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

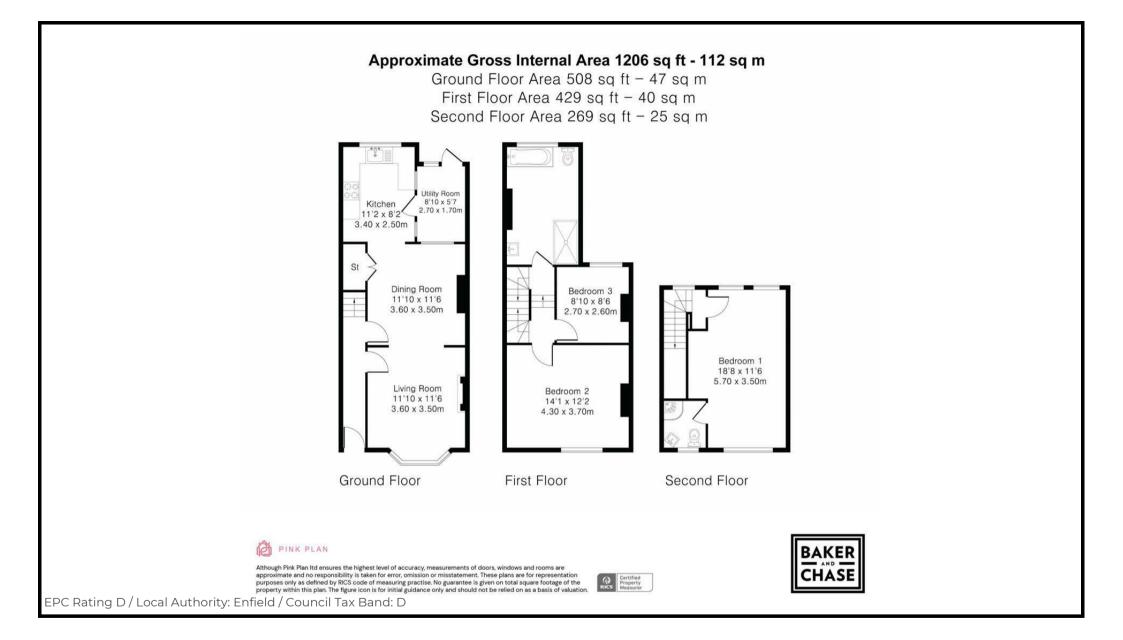
VAT: The VAT position relating to the property may change without notice

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





161 Chase Side, Enfield EN2 OPW Tel: 020 3637 1100 Email: info@bakerandchase.co.uk www.bakerandchase.co.uk

